



CONCEPT 2 (West Side) IMPACTS	
Pedestrian Access and Safety	<ul style="list-style-type: none">Connects to existing RA trail that serves Shadowwood Condominiums and other residential developments to the west. Trail also connects to Glade Recreation Area and can be used to walk/bike to Hunters Woods Village Center.Connects to one existing residential development and the KinderCare.Potentially increases midblock crossings by removing parking on the west side, predominantly used by people residing on the west side.
Parking	<ul style="list-style-type: none">Removes 109 spaces on the west side shoulderDoes not impact parking on the east side where there is less demand by residents.
Constructability	<ul style="list-style-type: none">No major issues found.Requires crossing over 2 culverts. Should be sufficient clearance between edge of pavement and guardrail.May require reconstruction of entrances to accommodate new drainage systems.Retaining wall required at the southbound right turn lane to the KinderCare.Potential conflict with existing landscape timbers near Glade Drive intersection.Potential conflict with existing light pole near Glade Drive intersection.
Drainage	<ul style="list-style-type: none">New storm drain system to be installed under proposed curb and gutter.Existing drainage outfalls to Snakeden Branch are less clearly defined on the west side. New outfall systems will likely be required for both the north and south sides.New pipe system may be required through the woods on the south side where the drainage pipe cannot cross over the pedestrian tunnel.
Property	<ul style="list-style-type: none">Temporary construction easements required.Possible retaining wall easement required at Shadowwood Condominiums and KinderCare.
Trees	<ul style="list-style-type: none">80% deciduous / 20% evergreenMore tree impact than east side, but possibly not as many large trees.
Traffic	<ul style="list-style-type: none">Could improve site distance at 2 entrances by removing parked cars from the west shoulder.Improve safety for southbound outside lane by removing parked cars from the shoulder.
Utilities	<ul style="list-style-type: none">Documented ATT line in the shoulder on the west side. Conduit approximately 4' to 11' deep.Fairfax Water line under Soapstone Drive with connections to KinderCare and Shadowwood. Line is located under the west shoulder in northern section. Greater potential for longitudinal conflict with proposed storm drain system than on the east side.Gas line present to neighborhoods. Potential conflict with proposed storm drain system.Existing hydrant north of Snakeden Branch may require adjustment.Large electrical transformer near the intersection of South Lakes Drive. Will need to avoid.
Costs	<ul style="list-style-type: none">Estimated implementation cost approximately \$1.4 million



SOAPSTONE DRIVE WALKWAY CONCEPT 2 - WEST SIDE WALKWAY

GRAPHIC SCALE

